

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Lupin Street, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$617,000

House

X

Unit

Suburb

Mernda

Period - From

01/04/2018

to

30/06/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	22 Waterwheel Gr MERNDA 3754	\$565,000	23/03/2018
2	9 Inverness Rd MERNDA 3754	\$560,000	30/08/2018
3	14 Rowell Dr MERNDA 3754	\$560,000	28/07/2018

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



 3  2  2

Rooms:
Property Type: Land
Land Size: 439 sqm approx
Agent Comments

Indicative Selling Price
 \$540,000 - \$580,000
Median House Price
 June quarter 2018: \$617,000

Comparable Properties

22 Waterwheel Gr MERNDA 3754 (VG)

Agent Comments

 3  -  -

Price: \$565,000
Method: Sale
Date: 23/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 391 sqm approx



9 Inverness Rd MERNDA 3754 (REI)

Agent Comments

 3  2  2

Price: \$560,000
Method: Private Sale
Date: 30/08/2018
Rooms: 7
Property Type: House
Land Size: 400 sqm approx



14 Rowell Dr MERNDA 3754 (REI)

Agent Comments

 3  2  2

Price: \$560,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: House